



Asking Price  
£180,000  
Leasehold

## Mill Road, Worthing

- First Floor Flat
- Two Bedrooms
- Spacious Lounge/Diner
- Juliet Balcony
- Modern Shower Room
- EPC Rating - TBC
- Beautiful Communal Areas
- Council Tax Band - C

We are delighted to offer to market this first-floor retirement flat, ideally situated in the sought-after Heene district, close to town centre shops, the seafront, local parks, schools, bus routes and being only a 10 minute walk from West Worthing station. Accommodation offers an entrance hallway, a spacious lounge / dining room, a kitchen, two bedrooms and a recently refurbished shower room. Other benefits include non-allocated resident parking, well-maintained communal gardens and communal facilities including a laundry room, guest suite and resident lounge, which have been recently redecorated.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Communal Hallway

#### Entrance Hallway

Front door leading to entrance hallway. Tunstall emergency pull cord. Electric storage heater. Coving. Storage cupboard with shelves housing electric meter and consumer unit. Airing cupboard housing water tank and having plenty of slatted shelf storage.

#### Lounge 19'1 x 11'1 (5.82m x 3.38m)

Feature Adam-style fire surround with marble insert and electric fire. Coving. Two storage heaters. Space for dining table. Double-opening double glazed doors to a Juliet balcony with views of the communal gardens. TV and telephone point. Emergency pull cord. Double-opening glazed doors to:

#### Kitchen 8'7 x 5'7 (2.62m x 1.70m)

Range of light wood-fronted base and wall units. Roll top working surfaces incorporating a stainless steel sink. Four-ring electric Whirlpool hob with extractor fan over. Space for fridge and separate under-counter freezer. Electric oven. Tiled splashbacks. Double glazed window. Wall mounted fan heater. Coving. Emergency pull cord.

#### Bedroom One 17'6 x 9'4 (5.33m x 2.84m )

Double glazed windows. Electric heater. Coving. Fitted wardrobe with folding mirrored doors with shelving and hanging space. Emergency pull cord.

#### Bedroom Two 11'2 x 8'7 (3.40m x 2.62m)

Double glazed window. Electric wall mounted heater. Coving. Emergency pull cord.

### Shower Room

Large walk-in shower with glass screen and fitted shower. Low level flush WC. Basin set in a vanity unit with drawers. Contemporary style tap. Tiled walls. Mirror. Shaving light. Laid wood effect flooring. Electric heated towel rail. Coving. Emergency pull cord.

### Tenure

Approximately 104 years remaining on lease.

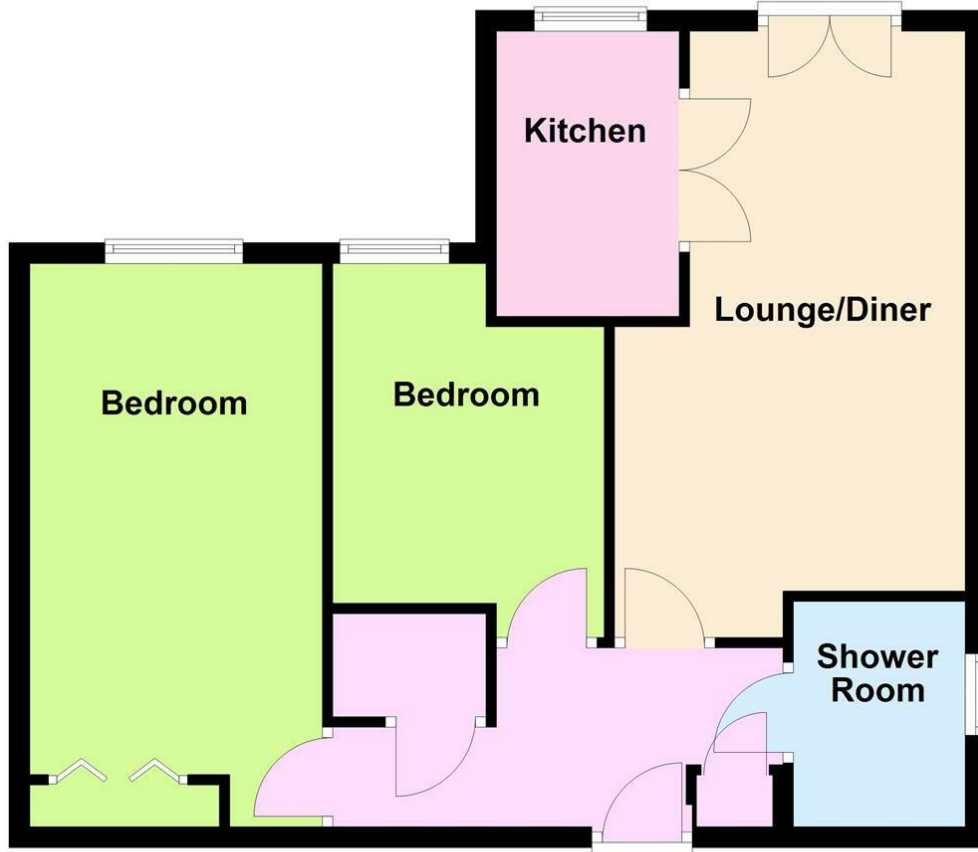
Annual Service Charge - £4,537.48

Annual Ground Rent - £410



## Floor Plan

Approx. 58.3 sq. metres (627.6 sq. feet)



Total area: approx. 58.3 sq. metres (627.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.